

## Country Estate for sale in the Asti region of Piemonte- Near Asti, Monferrato Hills

**Reference: 6823 - Price: €420,000.**

Property categories : [Business potential](#) : [Farmhouse and country house](#) : [Ready to move into](#)



Unique country property with a large farmhouse set up on spacious 5 acres ( 16000 Sqm ) with stunning views of Monviso. Centrally located in a village but with plenty of privacy and tranquility.

**Area:** Monferrato Hills

**Bathrooms:** 3

**Building type:** Detached country estate

**Parking:** Yes

**Property size:** 400 sqm

**Services:** All services connected and central heating system

**Land size:** 16000 sqm

**Condition:** Ready to move into

**Bedrooms:** 5

### **Location**

Country estate comprising of a very large farmhouse and barn in charming position enjoying views of the surrounding countryside and mountains. The estate is in a private tranquil position yet just a few minutes walk to the village trattoria. The larger towns of Asti and Alba are just a short drive away. A five minute drive to the local train starting with hourly trains to Turin and Genova.

## Property Description

A short gravel driveway leads to the gated entrance of the property. The farmhouse provides very spacious accommodation with a side entrance to the house from the barn that has been paved with cobblestones and turned into a covered parking space. This property is perfect for anyone who loves have lots of space. Constructed in old brick, the property is full of charm with many original features preserved, such a property really is a rare find and should be viewed to appreciate its tranquil atmosphere and unique character. Some of the features include vaulted brick ceilings, wooden beam ceilings with 3 fire places and a beautifully restored cantina.

The property is the last house in the center of a village, not isolated but with plenty of privacy and wide open spaces to the rear. It could be easily turned into a Bed and Breakfast or other business venture. Well situated between Asti and Torino, in the wine country and yet very accessible to the city's cultural activities and shopping.

400 sqm of living space, 75 sqm wine cellar and further 400 sqm which could be used to create further living space if required.

There is also an interesting vacation rental opportunity in the local area for large properties attracting groups of friends and families who seek spacious properties to holiday together, the local area has very few such properties available

Main house

### *Ground Floor*

Dining room - with two windows overlooking the courtyard area to the front of the house

Kitchen - has a vaulted ceiling, original fireplace, windows and door accessing the grounds to the back of the property

Bathroom

Living Room - vaulted ceiling with wooden beams, attractive closed fireplace perfect for early spring and late autumn, a very light room with three windows overlooking the courtyard at the front.

Sun room - vaulted ceiling , unfinished room with great sun light for a winter garden or seasonal plant storage.

Two staircases leading to the first floor.

The property could easily be divided if required.

### *First Floor*

Master bedroom suite - with vaulted ceiling, 2 windows to the front and one to the back, generous walk in wardrobe/dressing room with storage area . This room has a wood pellet stove for autumn and spring when full central heating is not needed .

Further Living room - spacious stunning room with exposed brick vaulted ceiling and wooden beams, original fireplace and access to the traditional Piemontese balcony.

4 Further bedrooms

2 Bathrooms

### **Hayloft / Barn area**

Spacious area providing a blank canvas for one to design to personal tastes.

On the ground floor to the back of the property there is a large room currently used for storage, this room has the most beautiful view to the mountains. It could easily be developed to create an outside lounge and kitchen area perfect to enjoy the long Italian summers,

### **Land**

The property is situated within 16000 sqm of land surrounding the house -

Vineyard with Freisa vines

Hazelnut Orchard with 180 hazelnut trees

Woodland used for truffle hunting

Pumpkin patch

Kitchen garden with herbs

The grounds are perfect to develop a swimming pool area, horse stables or simply to landscape a beautiful garden area to enjoy the wonderful outside Italian lifestyle.

### **Wine Cantina**

Must be seen....

Exposed brick and arches, a large traditional wine cantina, perfect to store and taste the prestigious wines of the area.

The cantina can be accessed from both inside and out.

The property has a natural water well.

To the rear of the property is a barn, this is a detached building constructed in old brick and creates a further exciting opportunity to restore this building creating a further house if required.

## Property photos



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